
Monrovia Town Center

Case No. R-12-02

Planning and Land Use Report

October 22, 2013

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Monrovia Town Center

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I. INTRODUCTION

Pursuant to § 1-19-10.500.4(C) and § 1-19-3.110.1 through 1-19-3-100.6 of the Frederick County Zoning Ordinance (the "Zoning Ordinance") 75-80 Properties, LLC and Payne Investments L.L.C. (collectively the "Applicant") request rezoning from the Agricultural District (A) to the Planned Unit Development floating zone (PUD) of +/- 457.311 acres located east of Ed McClain Road and west and east of Green Valley Road/Maryland Route 75 in the Urbana Region of Frederick County, Maryland (the "Property"). The Applicant requests Phase I approval and floating zone reclassification pursuant to § 1-19-10.500.4.(C) of the Zoning Ordinance (the "Application"). The proposed Planned Unit Development ("PUD") on the Property, to be known as Monrovia Town Center (the "Project") will incorporate 1,510 dwelling units (up to 930 single family detached units; with the balance of units as attached, townhome, and/or multifamily units), for a gross density of 3.3 dwelling units per acre (3.8 du/ac measured on the land west of the utility right-of-way). The Project proposes a +/- 1.5 acre commercial area and a +/- 2.0 acre area that is mixed commercial and residential. The Project also incorporates six public use sites (including, if desired by the County, a +/- 4.0 acre potential fire station site, a +/- 30 acre potential community park site, and a +/- 49 acre potential high school site, +/- 17 acres of which are located adjacent to the Project); a critical east-west collector road; and three strategically located community recreation sites / amenity areas along with multiple pocket parks, stream valley parks, bikeways, and walking trails. The comprehensive, interconnected and extensive walking trail and sidewalk network links individual portions of the community to the community center and clubhouse and to natural areas, recreation parks, amenities, schools, retail and services on surrounding and adjacent properties, providing an excellent pedestrian experience.

The various components harmonize within the Project and provide a seamless relationship between planned residential and existing and planned adjacent commercial, residential, and institutional uses in concert with planning principles established by Frederick County, providing suitable

locations for community services and establishing a walkable and pedestrian community that is compatible with surrounding properties and is consistent with the Frederick County Comprehensive Plan (the "Plan").

Concurrent with the filing of this Application, the Applicant is also submitting, under separate cover, an Adequate Public Facilities Ordinance ("APFO") request and a draft Developers Rights and Responsibilities Agreement ("DRRA"). It is the intent of the Applicant to have all three matters, the rezoning Application, the APFO LOU, and the DRRA, reviewed by the Frederick County Planning Commission ("FCPC"), and reviewed and approved by the Frederick County Board of County Commissioners ("BOCC").

II. DESCRIPTION OF PROPERTY

The Property is composed of eight parcels totaling approximately 457.311 acres, and more specifically described on the Boundary Survey, Sheet 2 of the Application.

The Property is located in the Urbana Planning Region in south-east Frederick County (the "County"), situated between Ed McClain Road on the west, Fingerboard Road (MD Route 80) on the south and on both sides of Green Valley Road (MD Route 75) on the east. The two easternmost parcels are traversed by a utility right-of-way. This Property is within the Monrovia Community Growth Area identified in the recently adopted Frederick County Comprehensive Plan (the "Plan"), and has a land use designation of Low Density Residential ("LDR"), with a proposed density of between 3 and 6 dwelling units per acre, to be served by public water and sewer.

The Plan also identifies several amenities and infrastructure on or in the area of the Property. The plan identifies a future high school site on the eastern portion of the Property, a community park and fire station on the southern portion of the Property and an elementary school to the west, within the Landsdale PUD. There is a planned collector road that traverses the Property from west to east,

linking the Landsdale PUD at Ed McClain Road to Green Valley Road, and then to Weller Road. Ed McClain Road is identified as a collector road south of this intersection and as a local road north of this intersection with restrictions to avoid use of the northern portion of Ed McClain Road. Green Valley Road (MD Route 75) and Fingerboard Road (MD Route 80) are identified as minor arterials. There is a relocation of MD Route 75 south of MD Route 80 in the Plan to improve traffic flow at that intersection.

Starting in the northwest corner and working clockwise, the Property is bounded on the north by residential parcels within the Community Growth Area (CGA) zoned agricultural (A) and recommended for low density residential development on water and sewer in the Plan; residential development zoned residential (R-1) and recommended for Rural Residential in the Plan, and land zoned agriculture (A) and recommended for agriculture and low density residential development in the Plan. To the east, the Property is adjacent to several residential subdivisions zoned residential (R-1), with the exception of parcel 0042, tax map 88 which is zoned agriculture (A), and recommended for Rural Residential in the Plan. To the south, the Property is adjacent to a large planned commercial area zoned general commercial (GC) located within the CGA, residential subdivisions zoned residential (R-1) and recommended Rural Residential in the Plan, two institutional properties that include the existing fire station and elementary school located within the CGA, and properties zoned agriculture (A), many of which have been developed as residential lots. To the west, the Property is bounded by the Landsdale PUD, a 1,100 unit planned community within the CGA, recommended for development on water and sewer and which has recently received an amended Phase I and Phase II PUD approval, and a small residential lot: parcel 0055, zoned agriculture (A) and recommended for low density residential development in the Plan. Parcel 0159, on tax map 88, just east of MD Route 75, is surrounded by the Property but is not a part of the Application. It is an existing residential parcel, zoned agriculture (A) and recommended for low density residential development in the Plan.

The topography of the Property is gently rolling, with elevation changes from 620 to 445, draining generally to the north to Bush Creek. Slopes are mostly moderate (0 to 15%) with some areas of more severe slopes of 15% to 25% or more, generally along the stream valleys. There are three unnamed drainage ways that run from south to north, one generally on the west side of the Property, one along the Property boundary with adjacent lots along the west side of MD Route 75, and one that generally splits the eastern portion of the Property. The site is generally open with two forest stands on the west side, one in the stream valley and one near the Property's high point, which has damage from recent storms. There are small forest stands on the east side as well, one of which generally forms a border with adjoining properties on the easternmost boundary.

Soils are predominantly Mt. Airy channery loam 8 to 15% (MeC), Myersville silt loam 3 to 8% (MvB), Glenelg-Mt. Airy channery loams 3 to 8% (GmB), and Linganore-Hattstown cannery silt loams 3 to 8% (LyB) and 8 to 15% (LyC). The Property also includes small portions of Brinklow-Blocktown channery loams 15-25% (BkD), Mt. Airy channery loams 25+% (MeF), Hyattstown-Linganore channery silt loams 15 to 25% (HyD), Glenville-Baile silt loam 3 to 8% (GuB), Hatboro silt loam 0 to 8% (HdA) and Rohrsersville-Lantz silt loam 0 to 8% (RoB). The RoB and HdA soils are floodplain soils and are limited to a small portion of the central drainage way (+/- 3.4 acres) and a low area at the eastern drainage way (+/- 13.46 acres). There are wetlands that generally overlap the flood soils in the east. The total restricted area of the Property due to floodplain soils and wetlands is +/- 22.4 acres, only about 5% of the total site area. There are no Federal Emergency Management Agency ("FEMA") floodplain on the Property.

Utilities are available to the Property. The main trunk sewer for the area, the Bush Creek Sewer Interceptor, will run along Bush Creek, just north of the Property. The design and construction of this line is being facilitated by the Landsdale PUD. The Applicant has been negotiating a cost-sharing agreement with the developer of the Landsdale PUD to share in the cost of the Bush Creek Sewer Interceptor. Extension of a minor sewer trunk line along the two westernmost unnamed tributaries on

the Property will serve the entire Project. A sewer pump station will be necessary to serve a small portion of the eastern side of the Property that generally lies below elevation 560. Water would be provided by an extension of the East County water transmission line from the terminus north of the property and coordinated with service to the Landsdale PUD. Water capacity from the New Design Road Water Treatment Plant and the sewer capacity from the Ballenger Waste Water Treatment Plant (WWTP) are generally sufficient to serve this development.¹ McCrone has prepared a report, dated July 23, 2013, which identifies sufficient capacity in the system.

The primary access to the Project will be from MD Route 75 and MD Route 80, with additional access using the proposed collector road that traverses the Project and provides access to the Landsdale PUD. Secondary access includes Ed McClain Road South and an additional entrance along MD Route 75 south of the collector road intersection, and Weller Road at the northeastern point of the Project. It is anticipated that the Project will interconnect with the properties to the south as well. There may be one point of access from Ed McClain Road north and south of the collector road intersection with Ed McClain Road subject to review at Phase II. There are two residences on the Property, both currently accessed from the northern portion of Ed McClain Road. Access to these residences, if retained, would be through internal streets, not Ed McClain Road.

There are no historic properties on the Project. The 1993 New Market Region Historic Sites Inventory does not list any structures or elements on the Project. It has been indicated by Staff that the windshield 'field notes' from the 1993 inventory which lists four properties on the Project: 4402A, 4303A and 4303B Green Valley Road and 4529 Ed McClain Road. 4402A Green Valley Road is no longer standing, a result of a fire. 4529 Ed McClain Road and 4303B Green Valley Road have been incorporated into the street, lot and open space design and could be retained, if determined appropriate. 4303A

¹ Frederick County Community Development Division, report regarding the 2011 Comprehensive Plan and Zone Review, p. 17, dated July 3, 2012.

Green Valley Road is located within the ultimate right-of-way for Green Valley Road / MD 75 and will most likely have to be removed. These properties will receive further study at Phase II.

Based on the physical characteristics of the Property, there are very few limitations to development. The Property is illustrated and described on Sheet 6 of the Application.

III. DESCRIPTION OF PROJECT

Density and Comprehensive Plan Conformity

The Project is located completely within the Monrovia Community Growth Area ("CGA") as described in the adopted Plan. This Property, as well as adjoining properties to the north and west, are designated in the Plan for Low Density Residential development at a gross density of 3 to 6 dwelling units per acre (du/ac), to be served by public water and sewer. In accordance with the Plan, the Project is at a gross density of 3.3 (1,510/457.311) du/ac and is proposed to be developed utilizing public water and sewer. The net density is approximately 4.1 du/ac (1,510/372.2) with floodplains, wetlands, major roads, open space and public sites excluded, and 4.6 du/ac when all roads are excluded. This is in concert with the Smart Growth threshold for Priority Funding Areas of 3.5 du/ac.² The proposal is also within the defined limits for gross density of the PUD zone as required in section 1-19-10.500.6(H)(1)(a) of 3 to 6 du/ac for properties designated low density residential in the Plan.

The Project has a maximum yield of 1,510 dwelling units, and a proposed mix of single family detached, attached (townhouse) units and multifamily units, with up to 930 detached units and the balance of the yield as attached and multifamily units. Moderately Priced Dwelling Units ("MPDUs") will be satisfied with a payment in lieu as provided in section 1-6A-5.1.

² Net density definition per State of Maryland's Smart Growth Initiative, standards for Priority Funding Areas, excludes areas of open space, floodplain, roadways and dedications to public use.

Project Design

The Project is designed in conformity to the Frederick County Comprehensive Plan Community Design Principles, the Frederick County Community Design Guidelines and the purpose and intent of the PUD zone. The design utilizes the natural features of the Property and includes three green-ways that generally run north and south.

These corridors are connected by east-west streets, bikeways and pedestrian systems, ordering the community into an interconnected grid of walkable streets and ways. One centrally located community recreation site and park is located just north of and connected to the adjacent and off-site commercial area. It is strategically located at the intersection of several pedestrian ways and is very walkable and accessible to a majority of the community. Nine other centrally-focused neighborhood greens are located at key intersections of the grid allowing access by trail, sidewalk, bike and/or car. These central locations provide a short two to three minute walk for a vast majority of the residents. A potential +/- 30 acre community park is located adjacent to the easternmost stream valley and Weller Road, providing a major recreation opportunity for residents and surrounding properties and acts as a buffer providing significant compatibility to surrounding properties. Multiple smaller pocket parks and green spaces are included within the development areas and are connected to the pedestrian system.

A majority of residents are within a short walk or bike ride to multiple services and amenities such as the centrally located recreation center, the planned elementary and high schools, and the planned commercial areas. Natural features are interwoven into the design and are very accessible by residents.

The community design also utilizes a density transect with more residents, a greater mix of unit types, and higher density units generally located to the south, closer to the planned retail and service uses to be located on immediately adjacent land. Multiple walking opportunities will be offered through an interconnected street and pedestrian network linking the Project with adjacent services and

amenities. The portions of the Project located to the north include lower densities and a predominantly single family detached character, responding to the natural areas, drainage ways and slopes in this area. The design promotes the protection, preservation and integration of key natural features on the Property.

This overall design approach is in keeping with the intent of the PUD zone, and the community design principles endorsed by the County as a preferred development pattern, providing a compact form of development that results in an efficient use of the land and an efficient extension of public facilities.

Developing the Property in the PUD zone also permits flexibility and creativity, and reduces dependence on vehicular movement through the provision of a comprehensive bicycle and pedestrian network that links internal neighborhoods, and links neighborhoods with amenities, institutions, schools, parks, and services in the Project as well as on adjoining properties.

Recreation requirements will be satisfied through a combination of active and passive features, generally dispersed so as to be reasonably accessible from all lots in the Project, consistent with the requirements of Section 1-16-111 (B). The minimum recreation area required will be approximately 25.1 acres of land. The recreation requirements of 1-19-10.500.8(A) requires a slightly different calculation, 726 square feet of recreation area for each 2,000 gross square feet of floor area in the Project. Assuming an average unit size of 2,400 square feet, this calculation would require a minimum of 30.2 acres of recreation. Since the size of the units are not known at this time, final determination of the recreation area will be determined at Phase II.

Internal streets within the Project will either be dedicated to Frederick County and thereafter owned and maintained by Frederick County or be owned and maintained by a Homeowners Association ("HOA") created for the community. These decisions will be made at the time of Phase II approval. All streets and roads within the Project will be designed in accordance with the Frederick County

Subdivision Regulations and the Frederick County Design Manual, excepting any design modification proposed by the Applicant and approved by the FCPC at the time of Phase II or Site Plan review.

All common green space and recreation areas will be owned and maintained by the HOA, unless certain portions of the open space system are determined by the BOCC to be more suitable as publicly dedicated parkland at Phase I, or by the FCPC at the time of the Phase II approval.

CONCLUSION

The Comprehensive Plan designates the Property for future growth, and the proposed Project density is consistent with Comprehensive Plan recommendations, goals and policies. The Applicant has designed the Project in accordance with County design guidance and the approval criteria set forth in the County Code. It is my professional opinion that the Project and the requested floating zone reclassification are consistent with the Comprehensive Plan and meet the applicable County design guidance criteria and applicable County Code criteria. For the above reasons, the Property is suitable and appropriate for rezoning from A (Agriculture) to PUD (Planned Unit Development).

Attachments

1. Phase I PUD Approval and Design Criteria

PUD PHASE I APPROVAL CRITERIA

Frederick County Zoning Ordinance Division 5, Planned Unit Development Districts, § 1-19-10.500.3 Planned Unit Development Districts - Approval Criteria, sets forth the necessary elements and design criteria for a new PUD project. In addition to the general findings required in § 1-19-10.500.3, the project must meet the Purpose and Intent of the PUD zone as stated in § 1-19-10.500.1 and the review and approval procedure requirements of § 1-19-3.110.4(A). Additionally, the applicant must demonstrate compliance with the specific development criteria set forth in §§ 1-19-10.500.2, 1-19-10.500.6 & 1-19-10.500.8 and the procedural requirements of § 1-19-10.500.4. The Project satisfies these PUD Phase I approval criteria as set forth below:

Zoning Ordinance § 1-19-10.500.3. APPROVAL CRITERIA.

The Board of County Commissioners may approve or disapprove a request for rezoning of a property to a Planned Development District if persuaded that granting the request is appropriate and serves the public interest. The approval or disapproval of a request for the application will be determined through evaluation of several criteria to establish whether the proposed project meets the purpose and intent of the zoning district. In addition to the requirements in § 1-19-3.110.4, the Board of County Commissioners must find that the project adequately addresses the following criteria:

"(A) The proposed development is compact, employing design principles that result in efficient consumption of land, efficient extension of public infrastructure, and efficient provision of public facilities;"

The Project is designed as a compact community which employs an efficient use of public infrastructure, public facilities and land. The concept is based on design principles in concert with

Frederick County's Community Development and Design Principles. Dwelling units are located in close proximity to community amenities and open space.

"(B) The proposed development design and building siting are in accordance with the County Comprehensive Plan, and any applicable community and corridor plans;"

The Comprehensive Plan provides a framework and vision for future growth. This Project's proposed development design and building sitings are in accordance with the guidance in the Comprehensive Plan and are discussed more fully elsewhere in this Application. The total yield, density and mix of units is consistent with the Low Density Residential land use designation. The pattern of development is consistent with the compact, walkable development pattern preferred by the County for Community Growth Areas. There are no Community or Corridor Plans for this area.

"(C) The proposed development is compatible with existing or anticipated surrounding land uses with regard to size, building scale, intensity, setbacks, and landscaping, or the proposal provides for mitigation of differences in appearance or scale through such means as setbacks, screening, landscaping; or other design features in accordance with the County Comprehensive Plan, and any applicable community or corridor plans;"

As shown on the Concept Plan, Concept Plan Details, and Building and Spaces Visualization, the Project utilizes setbacks, buffers, open space, building placement, landscaping and other design strategies in order to maintain compatibility with existing and anticipated surrounding land uses. As shown on the Concept Plan, green space along the western, northern and eastern boundaries of the Project will buffer and/or screen the single family dwelling land bays of the Project from the Landsdale PUD to the west, planned residential property to the north, and existing residential property to the north and east. Single family dwelling units planned for the eastern portion of the Project will provide consistency with the existing R-1 Zone residential properties directly to the east, with additional buffering provided. The western portion of the Project will be designed to provide consistency, compatibility and interconnectivity with the Landsdale PUD.

"(D) The proposed development provides a safe and efficient arrangement of land use, buildings, infrastructure, and transportation circulation systems. Factors to be evaluated include: connections between existing and proposed community development patterns, extension of the street network; pedestrian connections to, from, and between buildings, parking areas, recreation, and open space;"

The arrangement of uses, buildings, infrastructure and transportation circulation systems are safe and efficient. The overall community is designed as a compact and comprehensive community, with a centrally located community recreation center and several small neighborhood-scaled and central green spaces, that are accessible and convenient to residents by a safe vehicle, bike, sidewalk and walking trail system. Smaller community open spaces are dispersed throughout to provide additional opportunities within close proximity to all residents. Higher density uses are efficiently located in close proximity to commercial services. This pattern of development provides an efficient arrangement of infrastructure, buildings and uses.

The proposed collector road traversing the Project will work in concert with the upgraded network of Ed McClain Road, MD Route 80 and MD Route 75 to enhance vehicular circulation. The community is connected by vehicular, bike and pedestrian systems to adjacent properties, further enhancing the transportation circulation systems. The placement and organization of buildings, parking, recreation and open space provide safe and efficient pedestrian connections and walkable opportunities.

"(E) The transportation system is or will be made adequate to serve the proposed development in addition to existing uses in the area. Factors to be evaluated include: roadway capacity and level of service, on-street parking impacts, access requirements, neighborhood impacts, projected construction schedule of planned improvements, pedestrian safety, and travel demand modeling"

The transportation system that will serve the proposed development will be made adequate as a result of a number of road improvements to be constructed by the Applicant and/or escrow payments to be paid by the Applicant. The Applicant has provided a Traffic Impact Study that identifies needed

improvements. A complete list of the required road improvements and escrow payments, and a phasing schedule for completion of the improvements and payment of the escrows by the Applicant, are to be detailed in the LOU and the DRRA, concurrently approved with this Application.

"(F) The proposed development provides design and building placement that optimizes walking, biking, and use of public transit. Factors to be evaluated include: extension of the street network; existing and proposed community development patterns; and pedestrian connections to, from, and between buildings, parking areas, recreation, and open space;"

The compact development pattern, street network connectivity, centrally located community recreation centers, and building placement are designed to optimize walking, biking and the use of alternatives to the automobile. The overall community design is specifically related to the reasonable walking distances and the use of a comprehensive pedestrian network of sidewalks, trails and open spaces as illustrated in the "Building Spaces and Visualization" Plan, Sheet 9 of the Application. A majority of homes are planned to be within a short walk or bike ride to multiple services and amenities such as a centrally located community recreation centers, a planned elementary school, a proffered public use/high school site, a planned commercial center and a proffered community park.

"(G) Existing fire and emergency medical service facilities are or will be made adequate to serve the increased demand from the proposed development in addition to existing uses in the area. Factors to be evaluated include: response time, projected schedule of providing planned improvements, bridges, roads, and nature and type of available response apparatus;"

Existing fire and emergency services are available and adequate to serve the Project. The Green Valley Volunteer Fire Company is less than one mile from the site, well within the standard 3 to 4 mile recommended range for a suburban service area. A proposed fire station, for the relocation of the Green Valley Volunteer Fire Company is identified on the Comprehensive Plan on MD Route 80, within the Property. The Applicant has proffered a +/- 4.0 acre public use site to allow for this relocation. Frederick Memorial Hospital is within 8 miles of the site. Law enforcement will be provided by the Frederick County Sheriff's Department and the Maryland State Police. An additional 3.4 acre public use

site is being dedicated by the Landsdale PUD at the intersection of relocated Ed McClain Road and MD Route 80 for discretionary public use by the County, allowing identified needs to be addressed in the future.

"(H) Natural features of the site have been adequately considered and utilized in the design of the proposed development. Factors to be evaluated include: the relationship of existing natural features to man-made features both on-site and in the immediate vicinity, natural features connectivity, energy efficient site design, use of environmental site design or low impact development techniques in accordance with Chapter 1-15.2 of the Frederick County Code;"

Natural features of the site have been considered in determining the open space network, the appropriate placement of forest resource areas, green space allocations and the location, placement and design of low impact development techniques. The on-site open space network enhances and provides connectivity to natural features on adjacent properties. The compact community design, the street and block pattern, and the placement of buildings, provide the opportunity for energy efficient site design. Stream valleys are integrated into the community design and act as natural greenways with natural trails linking various parts of the community.

"(I) The proposed mixture of land uses is consistent with the purpose and intent of the underlying County Comprehensive Plan land use designation(s), and any applicable community or corridor plans;"

The maximum number of dwelling units and the proposed unit mix, along with the proffered public use/high school site, recreation areas and open space system are fully consistent with the Low Density Residential (LDR) land use designation in the County Comprehensive Plan. Commercial land uses, parks and institutional uses are planned on land immediately adjacent to the Property. The proposed gross density of 3.3 dwelling units per acre is consistent with the density range of 3 to 6 dwelling units per acre range recommended by Frederick County in the Comprehensive Plan for LDR designated properties.

"(J) Planned developments shall be served adequately by public facilities and services. Additionally, increased demand for public facilities, services, and utilities created by the proposed

development (including without limitation water, sewer, transportation, parks and recreation, schools, fire and emergency services, libraries, and law enforcement) shall be evaluated as adequate or to be made adequate within established county standards;"

Chapter 20 of the Frederick County Code, Adequate Public Facilities (APFO), governs the orderly development of residential and commercial properties and the provision of schools, transportation, and water and sewer facilities. Upon completion of the Project, and with the implementation of a phasing schedule for public improvements to be constructed or contributions to be made by the Applicant, the Project will be adequately served by public facilities and services. Water will be provided by extension of the East County water transmission line and sewer will be provided by the Bush Creek Interceptor. Capacity at both the New Design Road Water Treatment Plant and the Ballenger WWTP are sufficient to serve this development. The Applicant is proffering a +/- 1.5 to 2.0 acre public use site, for use as a water tower, should one be needed at the Property, if the County determines one is necessary after evaluating the regional needs while taking into account this Project and the Landsdale PUD. Transportation improvements identified in the TIS may be addressed in the LOU and the DRRA. Sufficient parkland and recreation will be provided through on-site development and the proffered community park along Weller Road, as well as the natural areas and parkland in the general vicinity of the site. Schools serving the Project should be adequate with the existing schools, the planned elementary school immediately adjacent to the Property, and the proffered public use/high school site on the Property. If schools are over capacity at any time, the Applicant would exercise its option provided in § 1-20-62(C) of the APFO. The Project is within Service Area 25, Green Valley/New Market for fire and emergency services, which are currently located less than one mile from the Property, with a planned fire station located on to the Property allowing relocation of the existing facility to a closer location with excellent response times. A 3.4 acre public use site is also being provided by the Landsdale PUD for discretionary public uses, to be determined by the County. The nearest library is in Urbana,

approximately 4 miles west of the Property. Law enforcement will be provided by the Frederick County Sheriff's Department and the Maryland State Police.

Zoning Ordinance § 1-19-3.110.4(A) APPROVAL CRITERIA.

Approval or disapproval of a request for floating zone reclassification shall be determined through review of several criteria. The Planning Commission and Board of County Commissioners review will include, but not be limited to:

"(1) Consistency with the comprehensive plan;"

The Property is within the Monrovia Community Growth Area, as identified in the 2012 Comprehensive Plan. The Plan designates the property for Low Density Residential development ("LDR"), to be served by public water and sewer service, with a gross density range of 3 to 6 dwelling units per acre. This application is proposed as a residential PUD, served by public water and sewer, at a gross density of approximately 3.3 dwelling units per acre and is therefore consistent with the Comprehensive Plan and compatible with surrounding land uses.

"(2) Availability of public facilities;"

As discussed herein and specifically set forth in the LOU and the DRRA, public facilities including roads, schools, water, sewer, parks and recreation, libraries, fire, emergency services and law enforcement are available to the Property and will be adequate to meet the County's requirements and the needs of the residents of the Project.

"(3) Adequacy of existing and future transportation systems;"

The existing and planned transportation system serving this Project will be made adequate by the improvements to be specified in the LOU and the DRRA. The improvements will be staged as portions of the Project are completed.

"(4) Compatibility with existing and proposed development;"

As discussed elsewhere in this Application, through the use of compatible building patterns and the retention of natural and man-made buffers, the proposed development is compatible with existing and proposed development.

"(5) Population change; and"

The current population residing within the one-mile neighborhood is approximately 680 to 700 persons. The Lansdale PUD will add approximately 2,970 persons. This Project, at 2.7 persons per household, will add approximately 4,077 persons.

"(6) The timing of development and facilities."

It is anticipated that the project will be constructed over a 14-year period. Water and sewer will be brought to the site coinciding with initial building permits and prior to occupancy of the first dwelling units (not including model homes). As described elsewhere in this Application, and as will be addressed in the LOU and the DRRA, roads will be adequate to serve the development. The timing and staging of development will coincide with the provision public facilities and private amenities as will be detailed in the LOU and DRRA.

VI. OTHER PLANNED UNIT DEVELOPMENT REQUIREMENTS

In addition the approval criteria discussed above, the Project meets the following requirements:

Zoning Ordinance §1-19-10.500.2. Size and Location Requirements

(A) The PUD District may only be established where the tract of land receiving the PUD District has a County Comprehensive Plan land use designation of Low Density Residential, Medium Density Residential, or High Density Residential except as provided in § 1-19-10.500.2(D).

The Project is proposed on land that is designated Low Density Residential in the Comprehensive Plan.

(C) The Planned Development Districts may only be established where the tract of land receiving the Planned Development District has a category of Planned Service or higher as shown on the Frederick County Water and Sewerage Plan.

The Project is proposed on land that has a category of PS- Planned Service on the Frederick County Water and Sewerage Plan.

(E) There shall be no minimum tract size, lot area, or lot width for the Planned Development Districts.

The Project is 457.319 acres and will establish lot areas and lot widths at Phase II.

Zoning Ordinance §1-19-10.500.4. Review and Approval Procedures.

(A) The Applicant and Frederick County Division of Planning had a pre-application conference on October 2, 2012 and on October 12, 2012.

(B) The Applicant conducted a neighborhood meeting on October 10, 2012.

Zoning Ordinance §1-19-10.500.5.(D) The phasing plan.

(D) The proposed phasing plan shall describe the timing and sequence for dedication of public lands and development of public facilities and utilities.

As discussed above the timing and sequence for dedication of public lands and development of public facilities and utilities are generally described in the phasing plan submitted as part of the Application and detailed in the APFO LOU and DRRA, under consideration along with this Application.

1) § 1-19-10.500.6(A). Land Uses Permitted within the PUD District.

General land use type and location shall be approved by the BOCC in concept at Phase I and specifically by the Planning Commission through site development plan review at Phase II. Land uses permitted with the PDR district are limited to: Residential, Commercial, Employment, Institutional, Accessory, and CCRC.

The Project proposes a mix of residential housing types, a small area for commercial development and associated and customary recreational amenities as well as customary, accessory and/or associated uses. These uses are complimentary to, and compatible with, the commercial,

employment, residential and institutional uses either existing or planned on surrounding and adjoining properties and are permitted in the PUD district.

- 2) § 1-19-10.500.6(B). Residential Land Use Mixture within the PUD District. A goal of the PUD District is to provide an optimal mixture of housing types, including single family dwellings, townhouses, and multifamily dwellings.**

The Project provides a mix of single family detached, single family attached (townhouses) and the potential for multifamily dwellings.

- 3) § 1-19-10.500.6(C). Commercial Land Use Mixture within the PUD.**

There are two small commercial land uses within the proposed PUD. Both are adjacent to the public use site for the planned fire station. One site, approximately 2.0 acres just to the north of the public use site, allows for the mixing of residential and commercial uses and better organizes the zoning line between the PUD and the adjoining GC which currently forms an acute point. The second site, approximately 1.5 acres in size provides a small convenience commercial site at the entrance to the community. There is approximately 15.5 acres of General Commercial (GC) zoning immediately adjacent to and serving the Project west of MD Route 75, with an additional GC zoning of approximately 29.8 acres (16.9 acres of which are the subject of a Public Use Site for a future high school (Site 6), east of MD Route 75 and north of MD Route 80. Additional General Commercial zoning is also provided south of MD Route 80, and therefore only a minimal additional commercial land use is being proposed in the Application. These adjacent commercial uses are within a close proximity and can reasonably be expected to serve most of the needs for the proposed residential dwelling units as well as residential units in the Lansdale community and surrounding community.

Additional commercial uses are located within 5 miles of the site.

- 4) § 1-19-10.500.6(D). Open Space/Green Area within the PUD District.**
Open space/green area within the proposed PUD shall be calculated based on the gross project area, and provided at the following rate:
...for 3-6 du/acre, provide 30% of gross project area, exclusive of floodplain....

(3) A reduction of not more than 50% of the open space/green area requirement may be granted by the Board of County Commissioners where the Board finds that open space/green space requirements are met through the use of low impact development techniques, environmental site design techniques, open space green area located in close proximity to the proposed development (to include public park facilities), or a combination thereof.

The Project provides more than 30% of the gross Project area in open space/green area. There is no FEMA floodplain on the property. Open space/green area calculated will include low impact development techniques and environmental site design techniques. A reduction in open space/green area is not requested.

5) § 1-19-10.500.6(H)(1)(a). Design Requirements: Density.

The gross density [of the proposed PUD] may not exceed the maximum density specified by the County Comprehensive Plan residential land use designation of the subject property:

a) Low Density Residential: 3 to 6 dwelling units per acre.

The Project is proposed at approximately 3.3 dwelling units per gross acre and is therefore consistent with the County Comprehensive LDR land use designation.

b) [NOT APPLICABLE].

c) Where the tract of land receiving the PUD District has both residential and natural resource land use designations, the density may be calculated based on the combined area of land use designations.

The Property does not include any land designated natural resource so this section does not apply.

d) The maximum density of the Planned Development District shall be approved at Phase I by the BOCC after review and evaluation of the following factors:

1. Existing and planned availability of public facilities.

Existing and planned availability of public facilities are addressed herein and will be available to serve the Project.

2. Access to existing or planned transportation networks with consideration that the highest density commercial, employment, and residential developments should be located near access to major thoroughfares, public transportation systems, and transit hubs to facilitate smart growth principles and compact development.

As described in further detail herein and elsewhere in the Application, the Project is a low density residential development and therefore sited appropriately.

3. The physical characteristics of the site proposed for development with particular emphasis on development constraints which may restrict achievable density and dwelling type, including natural features such as steep slopes and floodplain.

As mentioned elsewhere, there are minimal limitations to development on the site.

4. The shape of the site proposed for development.

See description above.

5. The design of the proposed development.

See description above.

6. Any other relevant information that may have a bearing on the achievable density of the proposed development.

As described in further detail herein and elsewhere in the Application, the Project shape, design, and other aspects take into account the physical characteristics of the site to achieve the optimal density, consistent with the Comprehensive Plan.

e) Design Requirements: Moderately Priced Dwelling Units (MPDUs).

MPDUs will be satisfied through the payment of a fee-in-lieu as provided in § 1-6A-5.1.

- 6) 1-19-10.500.6(H)(2). Design Requirements: Setbacks and Height. Setbacks and height will be set by the Planning Commission at Phase II consistent with the general development standards as provided in § 1-19-10.500.9, reflecting the proposed development pattern and land use within the Phase I project Concept Plan or portion thereof, reflecting the location of the project within the county with consideration of the existing development pattern surrounding the proposed development, and consistent with the appropriate community and corridor plans.**

Any setbacks and heights shown on the Phase I Concept Plan are for illustrative purposes only. Final setbacks and heights will be established at Phase II.

1-19-10.500.8. Public Facilities and Utilities within the Planned Development District

- 1) **1-19-10.500.8(A). Parks and Recreation.** Parks and recreation facilities shall be provided for the residential portion of the PUD and MXD developments through a combination of active and passive amenities as approved by the BOCC in accordance with the following:
 - a) Parks and recreation facilities may be required in addition to open space/green area based on an evaluation of existing parks and recreation facilities or parks and recreation facilities proposed as a portion of the planned development district.
 - b) Parks and recreation facilities shall be provided at a rate of 726 square feet per 2,000 square feet of gross floor area.
 - c) Those areas containing floodplain, steep slopes, wetlands, flooding soils, or other similar features may be utilized toward meeting passive recreation requirements where land disturbance and clearing are minimized.
 - d) Where public park facilities are required in addition to open space/green area, the BoCC may approve the use of passive recreation amenities such as floodplain, wetlands, steep slopes, flooding soils or other similar features in meeting open space/green area requirements.

Recreation will be provided consistent with this section.

1-19-10.500.9. General Development Standards within the Planned Development District

The requirements will be satisfied with the submission of a Site Development Plan as a part of Phase II review.

1-19-10.500.10. Specific Development Standards within the Planned Development District

This section does not apply to this application.

2. Comprehensive Plan Goals and Policies

Natural Resources and Green Infrastructure

Goals

NR-G-01: Protect natural resources and environmentally sensitive areas in Frederick County.

The Monrovia Town Center (the "Project") design retains and preserves on-site natural resources, and sensitive areas and secures them within a comprehensive open space and green infrastructure network.

NR-G-03: Manage growth and land development in Frederick County in a manner that is in harmony with the conservation and protection of our natural environment.

The Project is within a community growth area, and is designed to protect the Project's natural environment.

Policies

NR-P-01: Promote the use of conservation/open space easements within cluster developments and discourages random-pattern and sprawl development.

The Project, by design, strongly discourages sprawl development and utilizes the land efficiently through compact development within a County designated planned growth area.

NR-P-05: Establish stream valley parks for preservation as a component of the Green Infrastructure Plan in urban and residential areas.

The plan is designed around three retained stream valleys that will be preserved through easements and forestation.

NR-P-06: Promote the establishment and protection of forested buffers along streams and the Monocacy River.

The plan has significant on-site forestation that is prioritized in preserved stream valley buffers.

NR-P-08: Encourage Best Management Practices to control flooding, erosion, stream sedimentation and thermal impacts to waterways.

The Project will be designed with environmentally sensitive best management practices as required under State and local stormwater management regulations.

NR-P-12: Encourage private landowners to preserve their wetlands.

The Project's wetlands will be preserved.

NR-P-13: Focus a higher proportion of development within Community Growth Areas to protect green infrastructure land.

The Project is designed as an efficient and compact new community that focuses growth within the Community Growth Area, which relieves pressure on green infrastructure outside the Community Growth Area.

Preserving Our Agricultural and Rural Community

Policies

AG-P-03: Prohibit expansion of designated Rural Residential areas into surrounding lands designated Agricultural/Rural.

The Project is within the Community Growth Area and is thereby consistent with this policy.

Providing Transportation Choices

Goals

TR-G-01: Plan a safe, coordinated and multi-modal transportation system on the basis of existing & future development needs, land uses and travel patterns.

The Project's transportation infrastructure will be bike, pedestrian and ADA compatible. The focused center near the commercial district affords the opportunity for efficient local and regional bus transit stop.

TR-G-02: Integrate transit, pedestrian, bicycling and ADA accessible facilities into the County's existing roadways and communities and the design of new roadways and communities.

The Project's transportation infrastructure will be bike, pedestrian and ADA compatible.

TR-G-03: Maintain and enhance the quality of the transportation system to assure an acceptable level of service, safety and travel conditions for all roadway users.

The proposed transportation system has been designed and reviewed under County APFO criteria and is intended to provide acceptable levels of service.

Policies

Roads & Highway Related Policies

TR-P-03: Maximize transportation network connectivity by providing an interconnected street and transportation network within and between new and existing development.

The Project's design is interconnected with the Landsdale community via the east-west collector road, as well as two other potential connections as shown. The road, bike and pedestrian systems link and connect to proposed schools, parks and the retail and commercial district.

Bicycle & Pedestrian Related Policies

TR-P-07: Ensure commercial and residential development constructs shared use paths and on street bikeways designated in the County Bikeways & Trails Plan that pass through or immediately adjacent to their proposed development site. Easements in lieu of constructed improvements may be provided in the case of shared use paths.

The Project will implement County planned bikeways and trails that pass through or are immediately adjacent to the Project boundary which are within the planned transportation improvements.

TR-P-08: Prioritize bicycle and pedestrian network implementation based on providing safe and functional transportation connections between residential, employment, recreational, shopping, schools and transit centers.

The Project has planned bicycle and pedestrian network connectivity to the shopping, schools and on-site parks.

TR-P-09: Pursue the shared use of existing and proposed publicly and privately owned utility right-of-ways for the purposes of establishing shared use path facilities.

The Project will pursue shared use path facilities.

Public Transportation Related Policies

TR-P-10: Encourage higher density and mixed use residential and employment centered transit oriented development in growth areas that are served by or could be served by rail service, local and regional bus transfer points, shared-use paths and ridesharing facilities.

The design of the community provides more than 50% of the residents are within a 5-minute walk to a potential bus stop within the shopping area and more than 75% of residents are within a 10-minute walk.

Other Transportation Related Policies

TR-P-15: Accommodate safe use and access in the design and maintenance of all developer or County funded road projects by public transportation, cyclists, pedestrians and users with disabilities.

The Project's transportation infrastructure will be bike, pedestrian and ADA compatible.

Serving Our Citizens

Goals

SC-G-01: Provide for community services and facilities in an efficient and timely manner relative to the pace of growth.

The Project will provide community services and facilities in an efficient and timely manner relative to the pace of growth, in accordance with the Project's APFO approval and rezoning conditions.

SC-G-03: Locate community services and facilities that maximize accessibility via transit, bicycle, and pedestrian modes of transportation.

As mentioned elsewhere, the design of the community maximizes convenient access to community services, schools and parks and utilizes bike and pedestrian modes of transportation in addition to the automobile.

SC-G-05: Ensure that County facilities serve all County residents equally by employing Americans with Disabilities Act (ADA) standards.

Transportation facilities for this community will be ADA compatible.

Policies

General

SC-P-01: Place major facilities such as schools, libraries, fire/rescue facilities and senior centers within community growth areas with an emphasis in the central portion of community growth area, preferably adjacent to commercial centers.

This is exactly the design of the Monrovia Town Center, which has a planned high school, community park and fire/rescue facility within the community growth area and located close to the commercial center.

SC-P-03: Prioritize land acquisition for capital facilities as part of a land banking program well in advance of the need for new facilities and acquired through the development review process.

The Applicant is providing 85 acres of land for public facilities in advance of the need for such facilities.

SC-P-05: Consider joint use of County facilities, including but not limited to libraries, senior centers, health clinics, schools, and public safety facilities.

The high school and community park have been designed as a 79 acre joint use facility.

Park Policies

SC-P-12: Develop the County's park system with a balance of active parks that focus on a variety of recreational uses and passive parks that focus on less intensive uses such as trails, picnicking, historic preservation or natural resource protection.

The on-site park system is and integrated balance of active and passive opportunities, with a variety of open space typologies.

SC-P-13: County parkland acquisition is guided by the following thresholds:

Neighborhood parks: 5-acres/1,000 population.

Community parks: 10-acres/1,000 population.

Regional parks: 10-acres/1,000 population.

The Project provides up to 30 acres for parkland.

SC-P-14: Consider stream corridors within community growth areas for development as public linear parks to allow for greenway/trail linkages both within and between community growth areas.

As mentioned elsewhere, the stream valleys within the community growth area are an integral and important component of the design and form a greenway system which will include trails and linkages.

SC-P-15: Development of parks in a manner that is sensitive to and protective of natural resource and environmentally sensitive features.

The Project is designed in this manner.

SC-P-18: Integrate community parks into community growth areas to maximize bicycle and pedestrian access, and enhance community identity.

There is a proposed community park within the growth area as a part of this Project.

SC-P-20: The park/school concept shall be given high priority in order to more efficiently meet local park and recreational needs. Joint use agreements between the Parks and Recreation Commission and the Board of Education and municipal officials (where appropriate) should continue to be established and refined to make all County schools available for recreational use.

The school and park have been conceived and located to allow for a combined park/school complex.

Fire and Rescue Policies.

SC-P-22: Support a coordinated volunteer and professional system of fire and rescue services.

The plan provides a 4.0 acre parcel, planned for the relocation of the existing fire and rescue services.

SC-P-23: Locate new fire/rescue facilities within community growth areas and outside of hazard areas as described in the Hazard Mitigation Plan.

The plan provides the 4.0 acre parcel within the community growth area.

Public Utilities Element

Policies

Water and Sewer Policies

PU-P-06: Discourage the establishment of individual well & septic systems, and individual well & public sewer systems within Community Growth Areas.

The Project utilizes public water and sewer service.

Housing Element

Goals

HO-G-02: Support opportunities for people to live where they work.

The Project provides a mix of housing types that are in walking proximity to commercial areas and schools.

Policies

HO-P-05: Encourage higher density, mixed-use and mixed-income development in designated growth areas where a balance of housing types and styles are offered to meet the diverse housing needs of residents.

The Project is designed with a variety of housing types and lot sizes.

Supporting a Diversified Economy

Policies

ED-P-03: Integrate compatible employment, commercial and residential uses when possible to achieve a mixed-use environment.

The Project has been designed to seamlessly integrate with adjoining commercial and employment uses, thus achieving a mixed-use environment.

Assessing Our Water Resources

Policies

General

WR -P-01: Provide community water/sewer service only within Community Growth Areas.

The Project is planned in this manner.

WR -P-02: Stage developments within Community Growth Areas according to the adequacy of drinking water and wastewater treatment capacities.

The McCrone Study provides detailed analysis as to system adequacy.

WR -P-04: Minimize new development utilizing individual well and septic systems to protect the quality and quantity of ground water resources.

This Project utilizes public water and sewer systems and is therefore in conformance with this policy.

Stormwater

WR-P-15: Require the use of best available technologies for storm water management.

The Project will utilize environmentally sensitive stormwater design practices.

Managing Our Growth

Goals

MG-G-03: Ensure that adequate infrastructure is provided – concurrently with development - in order to accommodate long-term land use plans.

The Project is intended to provide adequate infrastructure concurrent with development, consistent with the Project's APFO approval and zoning conditions.

MG-G-05: Manage land use planning and development in a manner that is compatible with the conservation, protection, and enhancement of the County's Green Infrastructure. The design and layout of our communities will draw inspiration from – and not suppress or subjugate - those natural features that define Frederick County.

As mentioned elsewhere, the Project includes and highlights the on-site natural areas and green infrastructure.

MG-G-06: Increase the proportion – and 'per acre' unit density - of new residential development occurring within Community Growth Areas while minimizing new residential development outside of the County's Community Growth Areas.

The Project provides a gross density of 3.3 du/ac which is consistent with Comprehensive Plan recommendations of 3 to du/ac for Low Density Residential areas and a net density of 4.1 du/ac which is consistent with State Smart Growth standards and exceeds the 3.5 du/ac threshold established by the State.

MG-G-09: Emphasize Mixed Use development within Community Growth Areas.

As demonstrated in the application and supporting documentation and testimony, the Project has been designed in concert with this goal.

MG-G-11: Facilitate the growth management strategy of increasing density in growth areas by employing sound community design principles that enable comfortable, efficient, and accessible communities.

As demonstrated in the application and supporting documentation and testimony, the Project has been designed in concert with this goal.

MG-G-12: Support the desire of residents to live, work, and play in communities whose designs are: inspired by the pattern and layout of traditional and neo-traditional neighborhoods; nurturing of the distinct, locality-inspired character of Frederick County; arranged according to the time-tested model of neighborhoods, districts, and corridors; and, optimized to enable walking, biking, and the use of public transit for personal transportation.

As demonstrated in the application and supporting documentation and testimony, the Project has been designed in concert with this goal.

Policies

Policies regarding development type and character.

MG-P-05: Locate and design development so as to foster the formation of communities that respect Frederick County's traditional growth patterns characterized by distinct and clearly-defined neighborhoods and commercial districts, pedestrian and bicycle friendly circulation patterns, and a vital mix of residential, business, and civic uses.

As demonstrated in the application and supporting documentation and testimony, the Project has been design in concert with this policy.

MG-P-07: Facilitate development of Community Growth Areas to include a variety of local employment opportunities in order to provide favorable conditions for residents to live and work in their neighborhood or community.

The adjoining commercially zoned properties may afford the opportunity for local, small-scale employment, based on market considerations.

MG-P-09: Allow for flexibility throughout the development process to facilitate mixed-use development patterns as well as to promote innovative design concepts that protect and maintain environmental and cultural resources.

The PUD zone allows for this flexibility.

Policies to guide zoning decisions

MG-P-10: Incorporate existing and proposed residential zoning in Community Growth Areas to allow for a minimum density of 3.5 dwellings/acre to maintain consistency with the State's Priority Funding Area criteria.

As mentioned elsewhere, the Project has been designed consistent with the State's Priority Funding Area criteria with a net density of 4.1 dwelling units per acre.

Policies related to infrastructure

MG-P-12: Public, community water and sewer service shall not be extended to properties outside of a Community Growth Area.

The water and sewer system for this Project has been designed to provide access only to properties within the Community Growth Area.

Policies related to employment and commercial development

MG-P-17: Design new commercial and employment development to promote the identity of individual communities and reinforce traditional neighborhood design patterns within the community.

The Project has been designed to seamlessly integrate with adjacent commercial areas reinforcing walkability and traditional neighborhood design patterns.

Policies regarding community design

MG-P-20: Organize public space - in the form of streets, plazas, parks, and squares - to facilitate the social, economic, and civic activities within our communities.

The Project's open space network has been designed with a hierarchy of civic and natural areas utilizing open space typologies in concert with this policy.

MG-P-21: Locate neighborhood centers within walking or bicycling distance from a majority of residences – and be transit-serviceable - to provide convenient access to a variety of goods, services, and community activities.

The Project has been conceived and designed in concert with this policy and there is a seamless integration between the commercial and residential land uses, affording convenient access to a variety of goods and services for a majority of the residents.

MG-P-22: Maximize transportation network connectivity and enhance the design of new and redeveloped communities by providing an interconnected street and transportation network within and between new and existing development.

As demonstrated in the application and supporting documentation and testimony, the Project has been designed in concert with this policy.

MG-P-23: Include a variety of housing types in all communities.

As demonstrated in the application and supporting documentation and testimony, the Project has been designed in concert with this policy.

MG-P-25: Human scale will serve as the first - and primary - point of reference in the design of communities and neighborhoods in Frederick County.

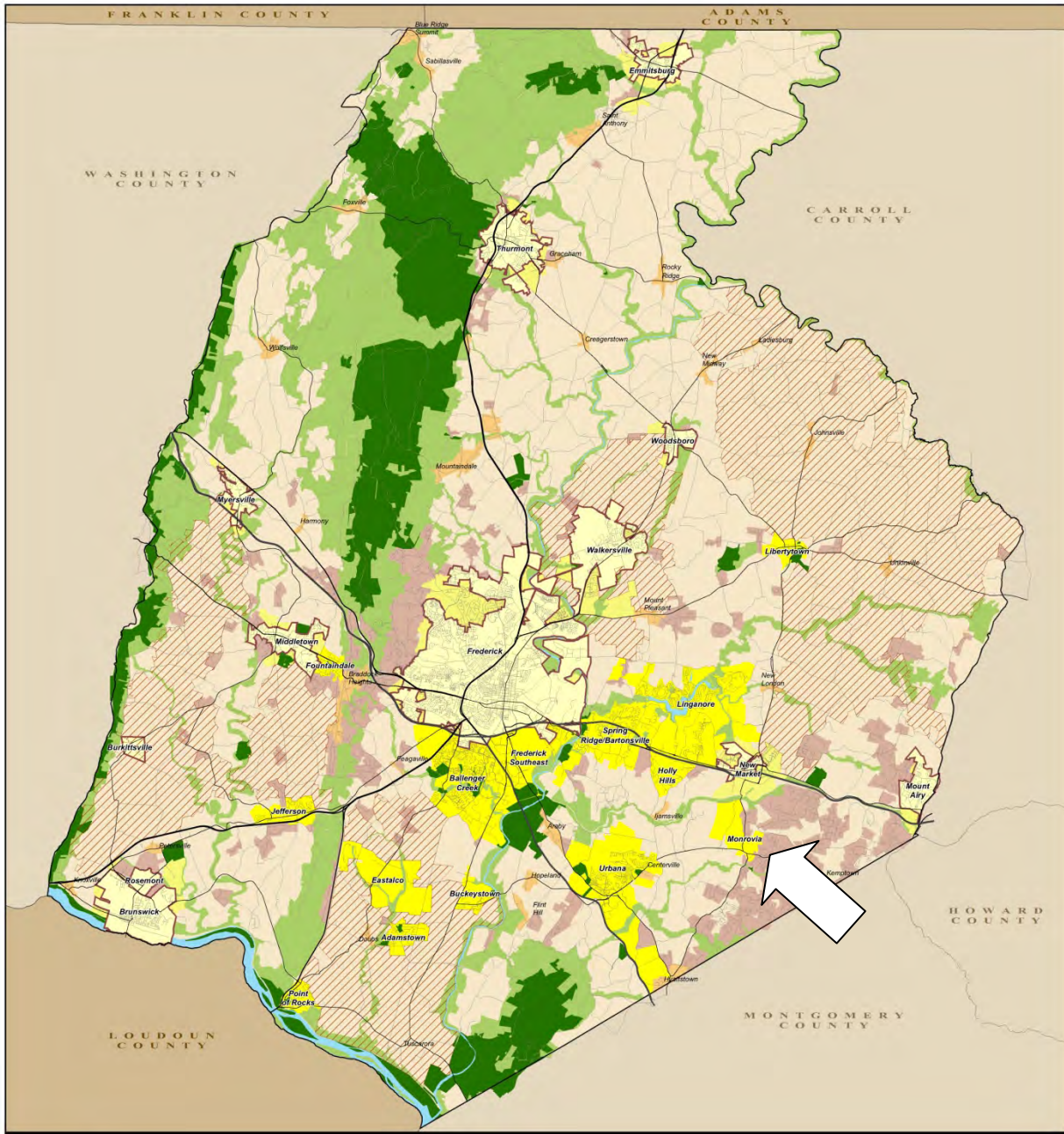
The Project has been designed in concert with this policy, as exemplified by the walkability of the design.

MG-P-28: Place underground all utility lines located within any new development or substantially redeveloped area of the County, where practicable.

All proposed utilities in the Project will be underground.

3. Adopted General Plan

October 22, 2013



General Plan

Adopted as part of the Countywide
Comprehensive Plan, April 2010
Amended: September 2012



Frederick County, Maryland
Community Development Division
October 02, 2012

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis.

Community Plan

- Municipality
- Municipal Growth Area
- Unincorporated Growth Area

Agriculture & Rural Community Plan

- Agricultural/Rural
- Priority Preservation Areas
- Rural Community
- Rural Residential

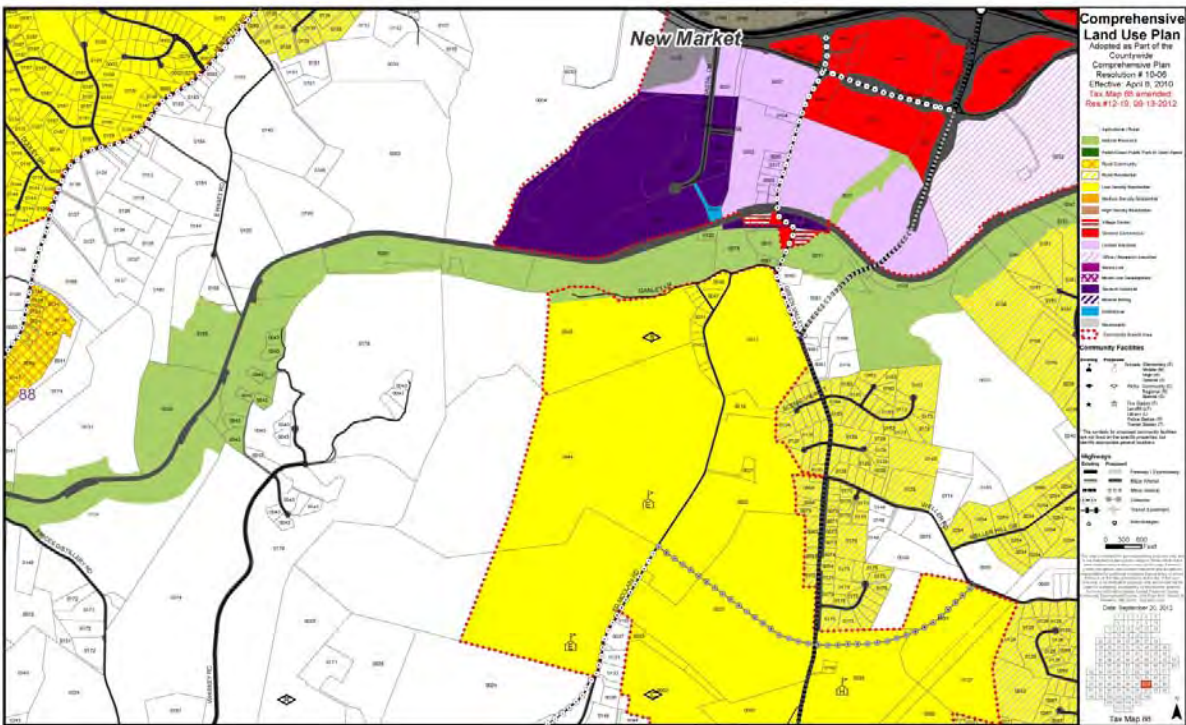
Green Infrastructure Plan

- Parks & Protected Lands
- Natural Resource Areas

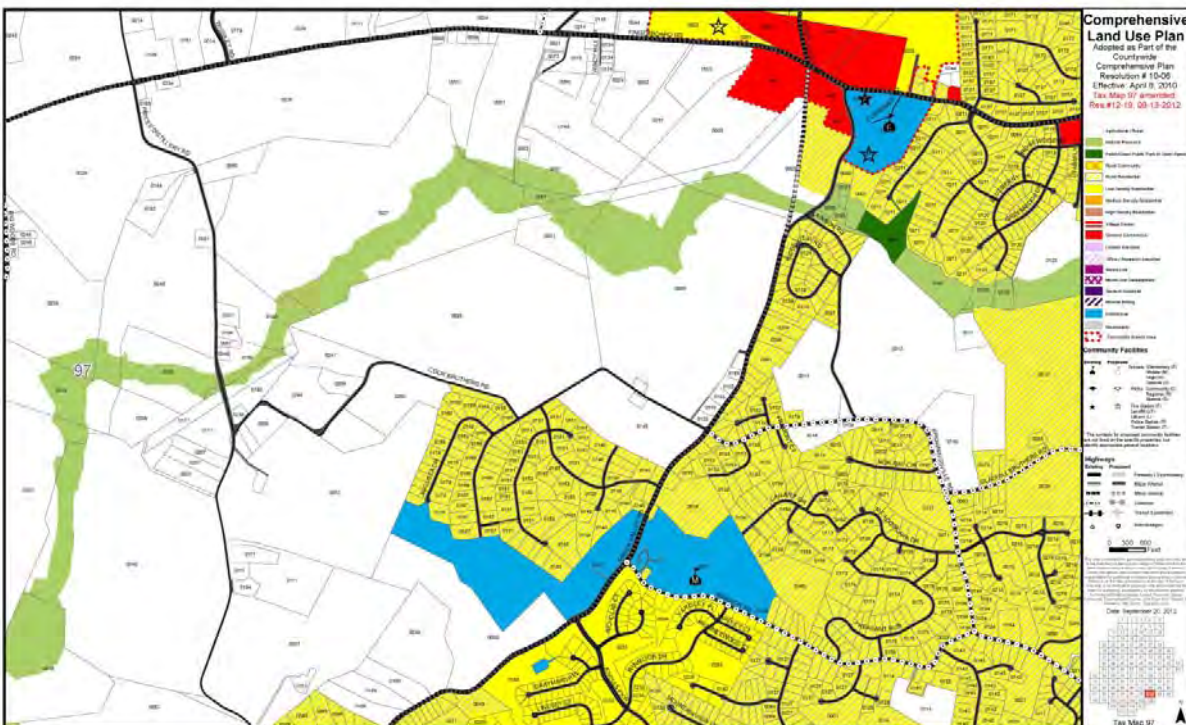


4. Adopted Land Use Plan

October 22, 2013



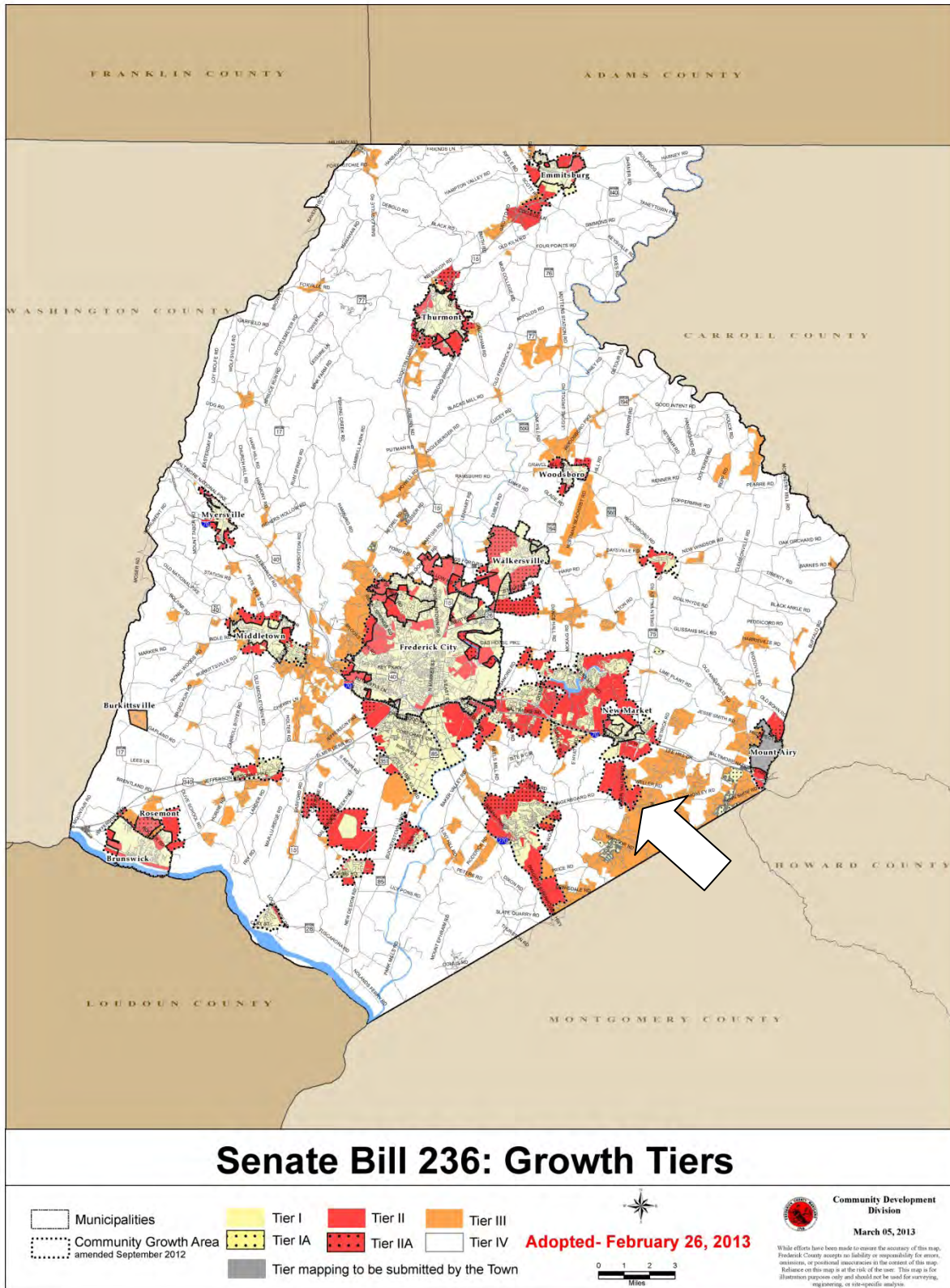
Frederick County Comprehensive Plan - Land Use Recommendations - Sheet No. TM-88.

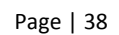


Frederick County Comprehensive Plan - Land Use Recommendations - Sheet No. TM-97.

5. Frederick County Growth Tier Map

October 22, 2013







Resume

David S. Ager AICP, LEED AP-ND, RLA
Townscape Design LLC
6030 Daybreak Circle, Suite A150
Clarksville, Maryland 21029

LICENSES/CERTIFICATIONS:

- AICP: Professional Planner, American Institute of Certified Planners.
- LEED AP-ND: Accredited Professional in Neighborhood Design, Leadership in Energy and Environmental Design, US Green Building Council.
- RLA: Licensed Landscape Architect in Delaware, Maryland and Virginia.

EXPERIENCE:

Townscape Design LLC, Clarksville, Maryland

OWNER AND PRINCIPAL 2005 to Present

- Responsibilities: Executive officer, project management, marketing, design, project execution.
- Geographic market: Delaware, Maryland, Pennsylvania, Virginia, West Virginia.
- Project types: Regional and town planning, new communities, mixed-use town centers/specialty districts, transit-oriented development, infill/redevelopment, landscape architecture, master plan and zoning consultation, energy/sustainability planning.
- Design awards.

Rodgers Consulting, Rockville, Maryland

SENIOR VICE PRESIDENT 1986 to 2005

- Responsibilities: Senior executive staff, planning studio manager, marketing, design, testimony.
- Geographic market: Montgomery and Frederick Counties, Maryland; southern Delaware.
- Project types: Land use planning, new communities, mixed-use town centers/specialty districts, transit-oriented development, infill/redevelopment, commercial/industrial development, landscape architecture, master plan and zoning consultation, testimony.
- Design awards.

Dewberry & Davis, Gaithersburg, Maryland

PLANNER 1984 to 1986

- Project types: Small to medium sized residential and commercial projects.
- Roles: Lead designer and project manager producing design feasibility, zoning justification and master planning reports. Produced preliminary plans, site plans and construction documents.
- Design awards.

Frederick County Planning Commission, Frederick, Maryland

LAND DESIGN SPECIALIST 1983 to 1984

- Administered subdivision regulations, reviewed land development proposals.
- Responsible for staff recommendations/presentations to Planning Commission.



PROFESSIONAL ASSOCIATIONS:

American Planning Association (APA)

American Society of Landscape Architects (ASLA)

The Congress for New Urbanism (CNU)

Maryland Clean Energy Center (MCEC), Advisory Council & Legislative Committee

Maryland-National Capital Building Industry Association (MNCBIA)

National Association of Home Builders (NAHB)

United States Green Building Council (USGBC)

EDUCATION:

Bachelor of Landscape Architecture, 1980, with honors, Louisiana State University, Baton Rouge, LA.

Dean's Medal recipient, highest award for graduating senior. Course concentration in regional and large-scale planning. Terminal project: *Natural Energy and Community Design*.

EXPERT WITNESS TESTIMONY:

Delaware: Town of Milton: Town Council, Planning Board

Town of Ocean View: Town Council, Planning Board

Maryland: City of Brunswick: Mayor and Council, Planning Commission

Town of Emmitsburg: Town Council

Frederick County: Board of County Commissioners, Planning Commission

Frederick City: Mayor and Board of Alderman, Planning Comm., Hist. Dist. Commission

City of Gaithersburg: Mayor and City Council, Planning Commission

Maryland National-Capital Park and Planning Commission

Montgomery County: County Council, Hearing Examiner, Hist. Pres. Comm., BOA

RECENT MASTER PLAN/PLANNING/URBAN DESIGN INVOLVEMENT:

2013 Ongoing Projects in Clarksburg, Frederick, Gaithersburg, Poolesville, Potomac, MD and Ocean View and Sussex County, DE

2013 White Oak Master Plan, Various Projects (Planning/Urban Design), 50 +/- ac.

2013 Ocean View Beach Club, Ocean View, DE (Town Planning/Urban Design/Landscape Arch.) 70 ac.

2012 Emmitsburg Town Square; Emmitsburg, MD (Town Planning/Urban Design/Landscape Arch.)

2012 Montgomery County Fairgrounds, Gaithersburg, MD (Infill/TOD/Zoning), 63 +/- ac.

2012 Covenant Woods CCRC, Mechanicsville, VA, (Planning/Landscape Architecture), 35 +/- ac.

2012 *Our Taste of History*, Buckeystown, MD (Civil War Cultural Tourism Event Planning)

2011 Golden Mile Small Area Plan, Frederick, MD (Corridor Master Plan/Urban Design), 2-mile.

2011 East Frederick Rising, Frederick, MD (Town Planning/Urban Design/Green Infra.), 800 +/- ac.

2011 Petite Goâve, Haiti (Town & Regional Planning/Green Infra./Sus. Landscapes), 10,000+ hectares

RECENT PRESENTATIONS:

2012 APA MD-DE Regional Conference, Columbia, MD, *Energy Security Planning*

2012 Prince Georges County Speaker Series, *Integrated Clean Energy Planning*

2012 APA National Webcast, *Integrated Clean Energy Strategies for Sustainable Communities*

2012 Frederick City, MD, *Sustainable Town Planning - Renewable Energy Production*

2011 APA MD-PA-WV Regional Conference, Cumberland, MD, *ESDs & TMDLs v. TODs & TNDs*

2011 APA National Webcast, *ESD's v. TOD's*

2011 MCPA Annual Meeting, Easton, MD, *Coordinating ESDs and WIPs with Smart, Green & Growing*